

City of Connell, Washington
CITY COUNCIL AGENDA

Connell City Hall - 104 E. Adams Street
Regular Meeting
April 3, 2024, 6:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CORRESPONDENCE/APPOINTMENTS

5. CONSENT CALENDAR

All matters listed within the Consent Calendar have been distributed to each member of the Connell City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Calendar and placed on the Regular Agenda by request.

- a) Minutes of the Regular Council Meeting March 20, 2024
- b) Accounts payable 4/03/2024 for \$147,216.85
- c) Payroll Register 3/20/24 – 3/20/24 for \$81,982.08

6. APPROVAL OF AGENDA

ORDER OF BUSINESS

7. Lamb Weston Street Frontage Waiver
8. 2024 Hotel Motel Expenditure Allocations

9. COMMITTEE, CITY ADMINISTRATOR, AND DEPARTMENT REPORTS
10. CITIZEN COMMENT/NON-AGENDA ITEMS
11. CITY COUNCIL CLOSING REMARKS
12. ADJOURNMENT

The public is welcome and encouraged to attend this meeting. The City of Connell wishes to provide reasonable access to all public meetings for individuals with disabilities. Please contact the City Clerk at least three business days prior to the meeting for accommodations to be arranged.



THE MISSION OF THE CITY OF CONNELL IS:

To partner with the community, enriching the quality of life and delivering a range of services in a fiscally sustainable manner.

Engaging the public and embracing diversity, we maintain a focus on the future, remaining flexible and responsive, to foster a small-town character that supports growth.

REGULAR MEETING OF THE CITY OF CONNELL, WASHINGTON
CONNELL, FRANKLIN COUNTY, WASHINGTON
March 20, 2024

The Regular meeting of the Connell City Council was called to order by Mayor Lee Barrow at 6:03 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

Mayor Lee Barrow and Councilmember's: Joe Escalera, Pat Barrera, Shelly Harper, and Preston Hart.

EXCUSED:

Councilmember Escalera moved to excuse Councilmember John White. Councilmember Hart seconded motion. Motion carried unanimously.

STAFF PRESENT:

Fire Chief Ken Woffenden, City Administrator Cathleen Koch, City Clerk Marissa Ortiz, Public Works Director Hallie Tuck, City Treasurer Teresa Steele, and City Attorney Heidi Ellerd.

CORRESPONDENCE

Mayor Barrow announced that Anderson Perry & Associates, Inc. the city's engineering firm, had chosen the City of Connell as an area where they planned to sponsor a scholarship in the amount of \$1,000 for a deserving Connell high school senior spring of 2024.

CONSENT CALENDAR

Motion: Mayor Pro Tem Harper moved to approve the consent calendar as presented:

- a) Minutes of the Regular Council Meeting March 06, 2024
- b) Accounts Payable 3/20/24 for \$117,923.11
- c) Check Register 3/01/24 for \$319.52
- d) Payroll Register 3/05/24-3/05/24 for \$118,428.76

Councilmember Barrera seconded the motion. Motion carried unanimously.

APPROVAL OF AGENDA

Motion: Mayor Pro Tem Harper moved to approve the agenda as presented.

Councilmember Barrera seconded the motion. Motion carried unanimously.

ORDER OF BUSINESS

WATER LEAK ADJUSTMENT ORDINANCE

During the February 21 City Council Meeting, Councilmembers discussed what to bring forth for an ordinance that would include a water leak adjustment and a one-time waiver for late fees. The proposed ordinance outlined City Municipal Code amendments that would include a water leak adjustment with set criteria and the one-time waiver of late fees would be implemented between January 1 and December 31 of each year.

MEETING OF THE CITY OF CONNELL
Regular Council Meeting – March 20, 2024

Motion: Councilmember Barrera moved to adopt Ordinance No. 1040-2024 to include in the Municipal Code a Leak Adjustment Provision and One-Month late fee waiver. Councilmember Escalera seconded the motion. Motion carried unanimously.

DISCUSS FLOAT, TRUCK AND TRAILER

Mayor Barrow informed City Council that the float trailer utilized by the Miss Connell Scholarship Program was owned by the City of Connell and the float truck was owned by the Chamber of Commerce. The arrangement was implemented over a few years, along with a float committee that took the responsibility of building the float. With the former volunteer committee retiring, it was unfortunate that no one had committed to a long-term role in maintaining the float program. There had been disagreement within the current Chamber board regarding whether to keep and maintain the truck and it was suggested the truck be offered to the City for purchase to keep the truck and trailer together for future use. The Mayor stated he did not believe purchasing the truck would be the best option for city funds based on the uncertainty of the float program. His alternative would be to surplus the trailer to the Chamber to keep the truck and trailer together and better serve the community due to their past relationship with the program and the previous float committee.

Chamber President Bevon Davis and Kara Booker former float committee and chamber board member engaged in a discussion and answer session with City Councilmembers.

DISCUSS ZONING / SUBDIVISION CODE AMENDMENTS - HOUSING

City Administrator Cathleen Koch presented the discussion regarding planning items that were previously discussed. She was seeking guidance from the Council on how they would like to proceed with the items. The items included several proposed code amendments to the zoning and subdivision code, and the creation of a new zoning district for certain types of high-density housing. The scope had expanded with State Legislature adoption requirements for cities to address ADUs and unit lot subdivisions in codes and removing the possibility of cities imposing certain housing restrictions. Discussion was held on whether to have staff and the Planning Commission review further before coming back to the Council.

The Consensus was to have the items be examined further by the Planning Commission.

DEPARTMENT REPORTS

Mayor Barrow – Reported that Ed Brown had officially retired from the City of Connell on Friday, March 22, 2024.

City Clerk, Marissa Ortiz – Welcomed the newest employee of the city, Heather Keel, in the position of Accounting Clerk I.

Public Works Director, Hallie Tuck - Confirmed the City-wide cleanup for 2024 was around the corner. He added that the Pioneer Pool slides were being prepared for surplus.

Motion: Mayor Pro Tem Harper moved to approve the surplus of the Pioneer Pool Slides. Councilmember Escalera seconded the motion. Motion carried unanimously.

MEETING OF THE CITY OF CONNELL
Regular Council Meeting – March 20, 2024

COUNCILMEMBERS REMARKS

Councilmember Barrera – Welcomed Heather Keel to the City of Connell.

Councilmember Hart – Expressed his appreciation to City Staff for preparing the ball fields for the Little League program.

Mayor Pro Tem Harper – Stated she had applied for the Connell Heritage Museum to be on the Washington Heritage Register. After a year, the induction was granted and received a plaque.

MEETING ADJOURNED

There being no further business before the City Council of Connell Mayor Barrow adjourned the meeting at 6:56 pm.

Lee Barrow, Mayor

ATTEST: _____
Marissa Ortiz, City Clerk

ACCOUNTS PAYABLE

City Of Connell

Time: 16:41:28 Date: 03/27/2024
Page: 1

As Of: 04/03/2024

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
27127	03/19/2024	04/03/2024 4967	AHBL, Inc	971.01	Lep-re-kon Harvest Foods On-Call Land Use Planning Services T&E \$4,000 Jan 26, 2024 To Feb 29, 2024
27128	03/19/2024	04/03/2024 4967	AHBL, Inc	321.01	Lamb Weston Raw Storage Replacement On-Call Land Use Planning Services T&E \$2,200 Jan 26, 2024 To Feb 29, 2024
27129	03/19/2024	04/03/2024 4967	AHBL, Inc	2,716.25	Amend Zoning Regulations Zero Lot Line On-Call Land Use Planning Services T&E \$8,500 Jan 26, 2024 To Feb 29, 2024
27130	03/19/2024	04/03/2024 4967	AHBL, Inc	4,983.75	City Of Connell General Planning On-Call Land Use Planning Services T&E Jan 26, 2024 To Feb 29, 2024
27138	03/25/2024	04/03/2024 17	Adams County Treasurer	7.50	2024 Property Tax Statement For Parcel # 2532310110001
27152	04/03/2024	04/03/2024 92	Benton Franklin District Health	631.00	Water/W/W Labs
27139	03/25/2024	04/03/2024 5296	Bud Clary Auto Group	49,497.61	PD - Purchase Of A 2024 Ford Police Interceptor Contract #05916, Vehicle Quote Number 2024-2-136
27140	03/25/2024	04/03/2024 5296	Bud Clary Auto Group	49,497.61	PD - Purchase Of A 2024 Ford Police Interceptor Contract #05916, Vehicle Quote Number 2024-2-135
27143	03/26/2024	04/03/2024 515	CenturyLink, Centurytel of Washington	378.10	CenturyLink For March 2024; City Hall, PD, Fire Hall, Water & Sewer, And Community Center
27153	03/26/2024	04/03/2024 180	Connell Grange Supply Co.	33.60	PD - Fuel For 3/25/2024 8.1960 Gallons @ \$4.099/gal
27122	03/19/2024	04/03/2024 280	Franklin Co Auditor	36.00	Placement Of Lien - Parcel 109863249 (Hall, George) AFN# 1982607 & Parcel 109814088 (Cuello) AFN# 1982608
27157	04/03/2024	04/03/2024 280	Franklin Co Auditor	307.50	Official Recording ORD 1039 - 2024 (AFN#1983975) SINGH Rezone
27120	03/19/2024	04/03/2024 284	Franklin Co Corrections	493.60	Inmate Medical For February 2024
27141	03/25/2024	04/03/2024 298	Franklin County Treasurer	3,393.26	2024 CITY OF CONNELL Property Taxes - See Attached
27132	03/19/2024	04/03/2024 6433	Hoffman, Toni	175.94	Travel Expenses For Toni Hoffman. Lunch 3/4/2024-3/7/2024 And Battery For Car - Other One Died.
27124	03/19/2024	04/03/2024 4436	Intermedia.net Inc.	121.89	Voip/Voicemail Services For Feb 10-March 10 2024
27144	04/03/2024	04/03/2024 384	Kennewick Ind & Elec Sup	584.34	Sink Faucets For The C.C.
27131	03/19/2024	04/03/2024 6432	Koch, Cathleen	95.96	Cookies And Cake Purchased For Ed Brown's Retirement Party.
27145	04/03/2024	04/03/2024 437	Moon Security, Inc.	341.15	Trouble Shoot And Adjust Shop Gate
27159	04/03/2024	04/03/2024 2147	Northstar Chemical, Inc.	7,044.93	Chlorine For Wells/WWTP

ACCOUNTS PAYABLE

City Of Connell

As Of: 04/03/2024

Time: 16:41:28 Date: 03/27/2024
Page: 2

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
27136	03/25/2024	04/03/2024	Ochoa, Maricela	500.00	Deposit Refund For Community Center Rental For Maricela Ochoa; Event Date: 3/9/2024
27123	03/19/2024	04/03/2024	Office Depot OfficeMax	69.04	Ink Refill, Airwick Refill, Manilla Envelopes X 2, Pen (Atlantis) X 2
27142	03/25/2024	04/03/2024	Office Depot OfficeMax	82.98	Battery AA, Alkaline 24pk; Ink HP 902 Multi
27158	04/03/2024	04/03/2024	Pacific Fire and Security, Inc.	292.42	Fire Alarm Monitoring FH/C.C.
27146	04/03/2024	04/03/2024	Pape Machinery	5,037.71	Excavator Rental For Esquatzel
27147	04/03/2024	04/03/2024	Pasco Ranch And Home Inc, Attn:A/R	119.55	Clothing Allowance- Kim (Jeans)
27148	04/03/2024	04/03/2024	Prestige Worldwide Technologies, LLC	8,484.54	Repair Of Cla-Vai At Well #8
27149	04/03/2024	04/03/2024	RDO Equipment Co.	970.33	Nozzles, Spray Gun And Seals For Spray Truck
27118	04/03/2024	04/03/2024	Saenz, Tamarra	73.47	Tamarra Saenz - 325 ALMIRA S. Over Paid Bill Before Correction Was Made.
27133	04/03/2024	04/03/2024	Sandy's Trophies Inc	53.71	Ed Brown - Retirement Tumbler 3/2024
27134	04/03/2024	04/03/2024	Sandy's Trophies Inc	158.40	Ed Brown - Retirement Plaque/Engraved 3/2024
27156	03/26/2024	04/03/2024	Sandy's Trophies Inc	225.48	PD & City Hall Name Tags & Signs (6 Name Tags And 1 Sign For City Hall; 1 Name Tag And 2 Signs For PD)
27155	03/26/2024	04/03/2024	Signs By Sue	871.20	Graphics For Patrol Vehicle - All NON_reflective Black Cut Vinyl SUV; VIN: RGA31063; Unit #: 249
27121	03/19/2024	04/03/2024	The Bunker	391.31	Ordered By Chris Lee; For Chris Lee; Parka; 1 @ \$359.99ea
27150	04/03/2024	04/03/2024	Valley Science and Engineering Inc.CES	6,193.00	Preparing ICMF Sampling Report
27151	04/03/2024	04/03/2024	Verizon Wireless	740.93	City Cell Bill
27135	04/03/2024	04/03/2024	WA State OMWBE	220.77	Political Subdivision Fee - 07/01/2023-06/30/2025 - Agency 1470 Funds - 453 SWV0006747-00
27154	03/26/2024	04/03/2024	Washington State Patrol, Budget and Fiscal Service	600.00	Access User Fee For Current Month & Previous Two Months For 3/15/2024
27137	03/25/2024	04/03/2024	Wellman, Ashley	500.00	Deposit Refund For Community Center Rental For Ashley Wellman-Neal (Lamb Weston) Event Dates 3/4/2024-3/6/2024

Report Total: 147,216.85

CHECK REGISTER

City Of Connell

Time: 16:00:07 Date: 03/28/2024

03/20/2024 To: 03/20/2024

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
1002	03/20/2024	Payroll	7	EFT		2,130.20	
1003	03/20/2024	Payroll	7	EFT		2,397.47	
1004	03/20/2024	Payroll	7	EFT		296.97	
1005	03/20/2024	Payroll	7	EFT		1,164.90	
1006	03/20/2024	Payroll	7	EFT		2,055.84	
1007	03/20/2024	Payroll	7	EFT		2,286.12	
1008	03/20/2024	Payroll	7	EFT		296.97	
1009	03/20/2024	Payroll	7	EFT		1,983.79	
1010	03/20/2024	Payroll	7	EFT		1,544.22	
1011	03/20/2024	Payroll	7	EFT		2,737.22	
1012	03/20/2024	Payroll	7	EFT		296.97	
1013	03/20/2024	Payroll	7	EFT		296.97	
1014	03/20/2024	Payroll	7	EFT		2,355.43	
1015	03/20/2024	Payroll	7	EFT		1,651.04	
1016	03/20/2024	Payroll	7	EFT		1,470.78	
1017	03/20/2024	Payroll	7	EFT		2,063.18	
1018	03/20/2024	Payroll	7	EFT		695.55	
1019	03/20/2024	Payroll	7	EFT		3,494.94	
1020	03/20/2024	Payroll	7	EFT		3,812.02	
1021	03/20/2024	Payroll	7	EFT		2,434.93	
1022	03/20/2024	Payroll	7	EFT		2,560.85	
1023	03/20/2024	Payroll	7	EFT		2,333.71	
1024	03/20/2024	Payroll	7	EFT		2,518.31	
1025	03/20/2024	Payroll	7	EFT		2,433.12	
1026	03/20/2024	Payroll	7	EFT		1,917.33	
1027	03/20/2024	Payroll	7	EFT		2,171.22	
1028	03/20/2024	Payroll	7	EFT		296.97	
1029	03/20/2024	Payroll	7	EFT		2,899.14	
1037	03/20/2024	Payroll	7	EFT	MT457-306685	200.00	Pay Cycle(s) 03/20/2024 To 03/20/2024 - ICMA-457
1038	03/20/2024	Payroll	7	EFT	Community First Bank	18,585.00	941 Deposit for Pay Cycle(s) 03/20/2024 - 03/20/2024
1043	03/20/2024	Payroll	7	EFT	Department Of Retirement	10,600.92	Pay Cycle(s) 03/20/2024 To 03/20/2024 - PERS 2; Pay Cycle(s) 03/20/2024 To 03/20/2024 - LEOFF 2; Pay Cycle(s) 03/20/2024 To 03/20/2024 - PERS 3
						57,004.26	001 General Fund
						2,402.93	101 Street
						11,533.40	401 Water Fund
						11,041.49	402 Sewer Fund
						81,982.08	Payroll:
							81,982.08

CHECK REGISTER

City Of Connell

Time: 16:00:07 Date: 03/28/2024

03/20/2024 To: 03/20/2024

Page: 2

Trans Date Type Acct # Chk # Claimant Amount Memo

WE, the members of the City Council of the City of Connell, Washington, DO HEREBY certify that the merchandise or services listed above have been received and that the above listed vouchers and the related checks have been reviewed and approved for payment by the City of Connell Council. DATED this 28 day of March 2024
ATTEST:

Councilmember

Councilmember

Mayor



Finance Director



City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

MEMORANDUM

DATE: APRIL 3, 2024

TO: MAYOR AND CITY COUNCIL

FROM: STERLING JOYNER, BUILDING SERVICES CLERK

RE: LAMB WESTON STREET FRONTAGE WAIVER

Lamb Weston is wanting to waive the code requirements found in Connell Municipal Code 12.20.020 for the construction of curb, gutter, and sidewalk improvements along the frontage of four streets: W Juniper St., S Fifth Ave, W Hawthorn St and W Gum St. The request is associated with a pending site plan review at 811 W Gum St. under City File # 2024.13.BP1.

The Connell Municipal Code 12.20.020 requires frontage improvements unless a waiver is approved by the Planning Commission and confirmed by the City Council. The Planning Commission agrees to the reasonability and necessity of the waiver and is forwarding their approval to the City Council. If the Council wants to confirm the Commission approval, you will adopt a resolution stating exactly what improvements would be waived.

OPTIONS: 1) Move to approve the waiver to provide street improvements along the street frontages stated and direct the Mayor sign the resolution provided. 2) Do not approve the waiver.

**CITY OF CONNELL, WASHINGTON MEETING
OF THE PLANNING COMMISSION**

March 25, 2024

The meeting of the Connell Planning Commission was called to order at 5:32 p.m. in City Hall.

ROLL CALL

PRESENT: Commissioners –Robert Misener, Vangi Ellwein (virtually), Jerry Sackmann, with Jack Brandt and Ray Minor excused

STAFF: City Administrator Cathleen Koch, Secretary Sterling Joyner, AHBL Planner Emily Weimer (virtually)

APPLICANT: Christine Batayola of Harms Engineering, Inc. (virtually)

MEMBERS OF PUBLIC: None in attendance.

Commission Chair Robert Misener opened the meeting at 5:32pm

APPROVAL OF MINUTES FOR THE February 20, 2024 PLANNING COMMISSION MEETING

A motion to approve the minutes from February 20, 2024 was made by Commissioner Sackmann and seconded by Commissioner Ellwein. Motion passed unanimously.

ORDER OF BUSINESS

Lamb Weston Street Frontage Waiver Review

STAFF REPORT -

Emily Weimer, AHBL Planning Consultant, provided background information leading to Lamb Weston wanting to waive the code requirements found in Connell Municipal Code 12.20.020 for the construction of curb, gutter, and sidewalk improvements along the frontage of four streets: W Juniper St., S Fifth Ave, W Hawthorn St and W Gum St. The request is associated with a pending site plan review at 811 W Gum St. under City File # 2024.13.BP1.

She mentioned the demolition already taking place of 3 well used potato sheds to be replaced by 2 new sheds to be built now and the third at a later date. They are also building a maintenance building at this time.

The Connell Municipal Code 12.20.020 requires frontage improvements unless a waiver is approved by the Planning Commission and confirmed by the City Council. Emily mentioned that if the Commission agrees to the reasonability and or necessity of the waiver, they can send their approval to the City

Council. If the Council wants to confirm the Commission approval, they will adopt a resolution stating exactly what improvements would be waived.

Emily drew attention to the Lamb Weston site area stating there are no pedestrian attractions near the site. The proposal would not increase operations nor workforce of Lamb Weston. There are no curb, gutter, or sidewalk improvements in vicinity, so it is consistent with development in that area.

Staff does support this request for waiving requirements due to multiple factors: Zoning is heavy industrial therefore there are no pedestrian driven land uses near site; no parks libraries, or other destinations to be walking to.

Since Lamb Weston is situated on boundary of city limits, the likelihood of pedestrians moving across the site is unlikely and no future pedestrian destinations would be likely. The engineering team pointed out that curbing in this area is not ideal due to the heavy truck traffic especially during harvest season.

In conclusion, Emily stated that staff does recommend that the Planning Commission approve this waiver and forward it on to City Council for their confirmation. She confirmed that she would address any questions and reminded the Chair that the applicant was in attendance and could be heard from.

PLANNING COMMISSION DISCUSSION

Commissioner Ellwein received confirmation as to the location of the City Shop mentioned in the staff report.

Chair Misener mentioned visiting the site area and noticed only truck traffic during that time and can see no pedestrian traffic happening there. Commissioner Sackmann stated that he worked for Lamb Weston many years and knows of the truck traffic that takes place there. He said that trucks would demolish any curbs or sidewalks should they be put there. Chair Misener asked for comments from the applicant.

APPLICANT COMMENT

Christine Batayola introduced herself as an engineer with Harms Engineering working with Lamb Weston in this project. She said she had nothing to add only agreement that the improvements were not necessary in this area. She further stated that her hopes were to have the waiver ok'd here and moved on to Council for their approval.

Chairman Misener asked for a motion to which Commissioner Ellwein moved to forward to the City Council approval of the frontage waiver request for Lamb Weston. Commissioner Sackmann seconded the motion. The motion carried unanimously.

OTHER

Commission Secretary Joyner wished to follow the agenda by talking about future dates for Planning Commission meetings. Continuing to follow the 4th Monday of the month practice, April 22, May 28 (Tues. due to Memorial Day), and June 24 became the projected dates.

Chair Misener asked if there were possible agenda items coming up, to which Joyner stated there are. Some items will be reverted back to Planning Commission via Council suggestions.

City Administrator Koch followed up on the question by reviewing how what was worked on back

in September meeting with Council has been presented again to get direction and follow up. Council decided to bring the items back to Planning Commission where they could be reviewed and recommended in smaller bite sized pieces to Council.

Concerns were expressed not wanting to move slower, but to make movement. Commissioner Ellwein remembered discussing these items in depth already and questions redoing and moving forward. Administrator Koch said it was a difficult time in our process and will have to incorporate public comment in our review. Commissioner Ellwein stated it would be nice to have closure and not just piece things out.

Commissioner consensus is that they would like to have the larger scope and let the Council have the recommended "piece meal".

MEETING ADJOURNED

The meeting was adjourned at 5:55 p.m.

Planning Commission Chair Robert Misener

ATTEST:

Planning Commission Secretary Sterling Joyner

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY OF CONNELL, GRANTING A FRONTAGE IMPROVEMENT WAIVER FOR LAMB WESTON

WHEREAS, the City of Connell (“City”) has received a petition for a frontage waiver to provide relief from the City’s curb, gutter, and sidewalk requirement per Connell Municipal Code (“CMC”) 12.20.020. The request is associated with a permit (City file # 2024.13.BP1) to construct two new potato sheds (to replace three which were demolished) and a new storage building at Lamb Weston for 811 W Gum St. (Parcel number 109900083); and

WHEREAS, the Connell Municipal Code sections 12.20.010 and 12.20.020 require that building permits shall include the provisions for the construction of curb, gutter, and sidewalks, except in special circumstances in which case the requirements can be waived by the City Council by adoption of a resolution; and

WHEREAS, in waiving the requirements, the Council must state the reasons the waiver is granted; and

WHEREAS, the project site is adjacent to four City streets (S 5th Ave, W Juniper St, w Hawthorn St, and W Gum St), is zoned Heavy Industrial (IH); Lamb Weston operates over several parcels, and along with a cold storage facility, forms the City’s southwest corner with County (unincorporated) land to the south and west; and

WHEREAS, the project site is not within a high pedestrian area and the roads south and west outside of the City are dead-ends, and further the area to the south is located with the City’s Urban Growth Area (UGA) and is designated as “Industrial” land by the City’s Comprehensive Plan’s land use map; and

WHEREAS, the surrounding streets do not have curb, gutter, and sidewalk improvements; and

WHEREAS, the Lamb Weston facility is existing and is not increasing its operation with this proposal and the improvements do not increase the size of its workforce; and

WHEREAS, given the site’s unique conditions, including its location, as well as its IH zoning, the City finds that the curb, gutter, and sidewalk improvements are unnecessary and unreasonable at this time; and

WHEREAS, the Planning Commission met on March 25, 2024 and reviewed the request and voted to approve the request; and

WHEREAS, the City Council finds that granting a frontage waiver to grant relief from the requirements of CMC Chapter 12.20 to construct a curb, gutter, and sidewalk on this particular site will not be detrimental to the health, safety and general welfare of the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CONNELL, WASHINGTON, does hereby resolve as follows:

Section 1. Lamb Weston is hereby granted a frontage improvement waiver for 811 W GUM ST, CONNELL, for Lamb Weston’s permit to construct two potato sheds and a storage building assigned City file # 2024.13.BP1

Section 2. Lamb Weston is hereby granted a frontage improvement waiver for 811 W GUM ST, CONNELL, for the future third potato storage building of equal or lesser size than the potato storage buildings contained in City file # 2024.13.BP1 if the applicant applies for a building permit within 7 years of this Resolution.

PASSED BY THE CITY COUNCIL OF THE CITY OF CONNELL, WASHINGTON, and APPROVED by the Mayor on the 3rd Day of April, 2024.

Lee Barrow, Mayor

ATTEST:

Marissa Ortiz, Deputy City Clerk

APPROVED AS TO FORM:

Heidi Ellerd, City Attorney



City of Connell

**EASTERN
WASHINGTON'S
HARVESTLAND**

PLANNING COMMISSION AGENDA

**Connell City Hall
104 E. Adams St.
Monday, March 25, 2024
5:30 PM**

1. CALL TO ORDER

2. ROLL CALL

Vangi Ellwein, Robert Misener, Jerry Sackmann, Ray Minor, Jack Brandt

3. CONSENT CALENDAR

Minutes from the February 20, 2024 Meeting of Planning Commission

4. ORDER OF BUSINESS

Lamb Weston Street Frontage Waiver Review

5. OTHER

Next Planning Commission Meeting:
To be determined

6. ADJOURN

The public is welcome and encouraged to attend this meeting. The City of Connell wishes to provide reasonable access to all public meeting for individuals with disabilities. Please contact the City Clerk at least three business days prior to the meeting for accommodations to be arranged.

**CITY OF CONNELL, WASHINGTON MEETING
OF THE PLANNING COMMISSION**

February 20, 2024

The meeting of the Connell Planning Commission was called to order at 5:35 p.m. in City Hall.

ROLL CALL

PRESENT: Commissioners –Robert Misener, Jerry Sackmann, Ray Minor, Vangi Ellwein, and Jack Brandt was excused

STAFF: City Administrator Cathleen Koch, Public Works Director Hallie Tuck, Secretary Sterling Joyner, AHBL Planner Nicole Stickney

APPLICANT: Amy Honeywell

MEMBERS OF PUBLIC: Burl Booker

APPROVAL OF MINUTES September 25, 2023 PLANNING COMMISSION MEETING

Commissioner Ellwein had questions concerning the minutes. Specifically:

Were tiny homes defined, did the proposed ordinance include sprinklers to be required for the duplexes wanting zero lot line ability, are we removing industrial uses from certain commercial zones, is the moratorium still in effect, wasn't alternative energy systems approved in the comprehensive plan? Cathleen and Nicole addressed the questions mentioning that the only item brought forward to be worked on by City Council was the zero-lot line and it will be discussed tomorrow at the Council meeting. Nicole stated that information is provided in the packet for tomorrow night, that talks about how many states have taken out the requirements for sprinklers. The other items will be brought forward in "bite sized pieces" to be worked on along the way. The moratorium will expire March 6, 2024 due to the Council not wishing to extend it. The comprehensive plan includes large scale energy, but the zoning has not taken place yet.

A motion to approve the minutes from September 25, 2023 was made by Commissioner Sackmann and seconded by Commissioner Minor. Motion passed unanimously.

ORDER OF BUSINESS

Prior to starting the Hearing, Commissioner Misener read the following statement, as a reminder of what the Commission is, and what its charge is.

The Connell Planning Commission serves all citizens in the City by providing a vision for improving the quality of life. The Planning Commission promotes and coordinates comprehensive long-range planning, land use and development, growth-management, transportation, and environmental protection, and makes recommendations to the City Council.

PUBLIC HEARING BEGAN AT 5:46 PM

PUBLIC HEARING – SINGH REZONE

Chairman Misener stated the purpose of the public hearing is to consider the proposed rezone of one parcel from Urban Reserve to Commercial General. He explained the procedure of the hearing while

explaining to the public that the Commission was requesting input so they could understand the issues more clearly to make better recommendations to the City Council. He invited Nicole Stickney to present a report on behalf of City staff.

STAFF REPORT – SINGH REZONE

Nicole Stickney with AHBL introduced herself. She had prepared the staff report for this evening, and had some slides that she would go over when I present that information. Nothing in the slides or in the presentation tonight is new. It's all information which is included in your packet.

This is a rezone application. The applicant is Amy Honeywell, who's here this evening, and she is applying for this rezone on behalf of the property owner, Karl Singh. The request is a rezone application to change the classification of one parcel, about 67 acres in size, from the category of U, urban reserve, to CG, which is your general commercial designation.

The parcel number is shown on the screen and it's listed in the staff report. This property is vacant, undeveloped and has no address. It is located east of the Coyote Ridge Corrections Center and west of U.S. 395.

Right now the comprehensive plan classifies this property as commercial, therefore the property is eligible for the proposed rezoning. That being said, staff is making a recommendation of denial for this, and she will provide our reasons for that recommendation as she goes through the slides tonight.

This slide shows the proposed rezone area. It is pretty easy to understand where this property is located in the city. It's directly east of the Coyote Ridge Corrections Center, the higher security level portion. There is a lower level facility further south. The site does share a property line along with the highway, U.S. 395. So anyone can get an idea of the layout of the land and the location of it.

In the aerial picture, it is undeveloped and not used for agriculture or any other uses.

This shows the same subject parcel, which is labeled with respect to the surrounding zoning district. The property is zoned urban reserve (light green designation). That used to be called agriculture, but the name changed a couple years back. We're calling it urban reserve instead because it may or may not be an agricultural use.

Certainly, agriculture is allowed in that zoning district. The city wanted to maintain those uses as they were existing or where people wanted to do that activity. Agriculture with respect to the Growth Management Act in the state of Washington is typically an activity that does not occur within city limits.

It is known there are exceptions, especially in this part of the state.

To the north and immediately to the west, there's public facility designations, of course, on the correctional facility. Some areas around there are within the city's urban growth area, but not within the incorporation limits. So it's quite a ways from any residentially zoned property. There is some RL, which is residential low zoned property further south. But again, quite a distance away.

This slide shows a repeat, basically, of what you find in the adjacent area. It is shown, the surrounding land uses so that you can make a recommendation, on how this proposal to rezone could fit in with developed properties around it and the designations of zoning and land use around it.

She then presented a little information about the existing zoning district, known as the urban reserve

district which used to be called agriculture.

The Urban Reserve district is discussed in Connell Municipal Code, Chapter 17 .05. This can be seen on the screen, this designation is intended to be applied to properties, which are important to the future growth of the city but could be used for agricultural uses until that development occurs.

In the Urban Reserve district the city includes lands in the city prior to the Growth Management Act and remain within the city and also continue to be used for farming and agricultural activities until such time that demand dictates a change in land use. The purpose of the district is to allow for interim resource activities and utilization to prevent the premature division and development of land in a manner that would preclude logical future urban development, and also to provide limited interim partitioning development uses of the existing parcels until the lands are needed for urban development and can be easily accessed by public services.

Basically it's a holding district and can be used for agriculture. In the staff report outlined the permitted uses, conditional uses, minimum lot size and other development factors, see page four. It showed the existing district on the left hand side labeled "urban reserve district" and compared it to what the applicant is requesting, "commercial general." The next slide again shows this is more of the overarching high purpose statement for the district.

The purpose of the Commercial General District is to provide areas for more intense commercial uses catering to the traveling public and to agriculture or farming community and for services supporting uses in other districts and those uses which are not compatible within the commercial downtown district. And that is just to distinguish that we have a different district for commercial downtown different set of uses to kind of separate out those things are appropriate in the downtown area and then commercial uses that could be appropriate in lots of other places.

She emphasized, there is a minimum lot size of five acres in the urban reserve district whereas there is no minimum lot size in the commercial general district.

That means that if they were granted approval for the rezone, they could break up the land according to the city's planning policies into pretty small lots. Right now without the rezoning they could do that but they'd be very limited in what they could do because there'd be that five acre minimum lot size. So in terms of analysis these are the things that staff wanted to point out to the commission. The urban reserve zoning district is intended as a holding zone signifying that future development would need to be analyzed and we feel there are many reasons why the property is just not ready for development that would be expected in a commercial general district.

For example, and very significantly, the subject parcel has severe limitations on its ability to access city water and sewer. She would go into both of those items later in her presentation. And in general staff considers this rezone application premature due to those infrastructure limitations.

The property is on the north end of city where there's not a lot of connections available. Let's discuss Water. The site is not within the city's service area for water. The city limits extend further out and beyond the area that is planned to be served with the water that's available.

The city's water system plan shows a specific area that's in the water service area but the property lies outside of it. To be specific, in the city's 2016 water system plan this parcel is in a future service area. So, this means the city does intend to serve it in the future but that's not happening yet. We also emphasize that the city does not have a duty to serve the property. Next, the city does not plan to expand the current service area (as it was stated in the 2016 plan) for the 20 -year planning period. So it's not as though we only have to wait a couple years and then we'll have water there. No - It's not

something that's been planned out, penciled out, or programmed. And to get water, the developer would need to work with the city to amend the city's water plan and then put in significant and costly investment of infrastructure.

So, it's not just a matter of putting extra pipe out there. It's a matter of having water available at the site. She thought it was up the hill so they probably have to worry about pressure zones all those types of things.

So a lot of studying would have to be done and we don't know the specifics that would need to be studied. As for sewer we also know that only limited sewer services are available near the proposal area. There is sewer nearby, but it was built specifically for the correctional facility, and the treatment capacity is reserved for that purpose because the State of Washington made an investment and so they have the rights to that treatment capacity, there, for sewer.

The city doesn't have any current plans to extend the sewer system to the proposal area. In order to get sewer access, the developer would need to put in a significant and costly investment of infrastructure. When staff consulted with Anderson Perry, the city's engineering consultant, they stated that while it might be possible for developers to provide sewer services by installing a sewer collection line, a lift station, and a force main that connects the existing gravity sewer main, it would be upstream of lift station number five.

However, staff also knows that no system modeling has been done to determine the specific requirements to upsize the system. So again, a lot of studying would need to be done to even find out exactly what that dollar value of that investment would be.

Just a lot of unknowns. So what staff wants to be very clear about tonight is that this proposal is only partially supported by the comprehensive plan. Certainly the requested zone of commercial general could implement the comprehensive plan's map.

The map shows that in the future it should be commercial. That's why they didn't first have to come to us with a comprehensive plan amendment because it fits in with the map.

But, there's also these factors that she talked about, and there's also some goals and policies that she liked to highlight pertaining to provision of utilities and growth management and orderly development that should also be factored in.

On the next slide, she had listed selected comprehensive plan policies. And certainly we must consider the comprehensive plan. It's available on the city's website if anyone maybe isn't familiar with that document. It's a whole lot of information, but these are just the things that she wanted to highlight and provide in the staff report.

The land use element (the chapter pertaining to land use) in the city has one goal and three policies that we specifically call out. First is to promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water and sewer.

We question whether that efficiency could be attained if the city is expanding our system beyond what would be called for. Next, there's a goal that says that the city should provide for the orderly development of the city.

She stated that this seems like it's a little bit of a leapfrog development, right? It's a little bit far north from most of the physical build out of the city at this point. There's infill development opportunities in other locations.

That might be a reason why the city staff's recommendation says it's not ready for a rezone yet. Goal three policy one says that the city should encourage development where adequate city services exist or could be feasibly extended in a cost effective manner.

Goal three policy seven says that the city should require new development to be served by complete streets, public water, and sewer. So absent water and sewer, some development could occur, but since we are in a city, we would want to see those services - ideally - be up in that area for development.

Looking next at our economic development element or chapter in the comprehensive plan, goal two states that the city should ensure infrastructure support for the orderly and cost effective development of commercially and industrial zoned land.

This repeats what was found on land use element and with a little different take on it. Goal two policy four says that the city should limit commercial development to areas where adequate facilities and services exist or can be provided at the time of development.

And finally, we called out goal two policy five, which says the city should encourage the infill of existing commercial centers and strips before creating new neighborhoods and community commercial centers. These are selected comprehensive plan policies. There's probably some in there that might support the development, but think these are very significant and these are reasons why we've made our recommendation of a denial of this proposal.

A couple of housekeeping notes in terms of processing and the details are in the staff report as well, but wanted to make it clear that staff went through the proper noticing procedures for this hearing tonight. Also, there was a SEPA determination of non-significance for this item, which was issued on November 30th, 2023. Now, that DNS did actually set forth that if things were to move forward, a lot would need to occur for environmental mitigation, and she offered to go over that if it's helpful. Notice was published on the site, also in the city's newspaper of record, and at City Hall. It was mailed to to property owners according to code and also emailed to applicable agencies. In terms of the SEPA determination, the city routed it several agencies, including Washington State Department of Transportation and Department of Corrections, being the two adjoining landowners on both sides. No appeals had been received of the DNS, WSDOT and Ecology both provided comment letters, but no response from the Department of Corrections. I'll also note that this public hearing had to be rescheduled due to weather, and so we've made sure that we've met all of those requirements.

When talking about review criteria, the city at this point hasn't codified any review criteria for rezones, so we can't look directly to the code. However, the city's application does include four criteria that is used to look at this, and the applicant provides responses for those, which is included in all the materials for planning commissioners tonight.

The courts have ruled that a rezone must bear a substantial relationship to the public health, safety, morals, or welfare for the community.

And of course, the city has called on to use and implement and draw upon its comprehensive plan, making these types of decisions. Again, staff recommends denial of the rezone request for the reasons that I've outlined.

Once we're done with the hearing tonight and you render your recommendation on the matter, the city council would next review the Planning Commission's recommendation and hold a closed record hearing. What that means is that they would review the record of this meeting. So anything that needs to be said at this meeting should be stated for the record. There's no further testimony intended for the city council

meeting.

This is the hearing on the matter. But a closed record hearing means that they review the record from this open record hearing. So it'll ultimately be a council decision to either approve or deny the rezone request and they will do so by ordinance.

When they were ready and wanted to go along with the recommendation of staff, she had prepared a recommended motion for the commissioners so that they had all the wording. She concluded her presentation and was happy to answer questions at any time. She thanked the Chairman.

COMMISSIONER COMMENTS

Commissioner Minor- It concerned him, having an obsession against developing an area where there's only one road leading into it. And right now there's not even one serious street. And if someone develops there, there's not really any room to put another road out. And so because the people that own the property on that end of the prison, he didn't think they want people going through that area. And it would be fairly expensive to develop a road all the way out. And so that's always bothered him about this. And the other thing was that they're not even ready to do anything. They just want to rezone it so they can break it up into smaller lots and resell it. He thinks that, like the staff has suggested, that's a little premature. If they actually had people that wanted to develop something and were willing to come up with enough money to put in the infrastructure, well, then he would be all for them going ahead and rezoning it. He couldn't see it happening.

Commissioner Ellwein- Had a couple of questions for her own understanding and clarity. Why is this site still in the city limits and the other areas around it are not?

Stickney- She didn't look back to see exactly when it was incorporated. She didn't know the date of annexation. She believed it's been in the city for some time. She presumed that it's been in the city since the growth management act was introduced. She thought that it's kind of a legacy item that the city limits included all that land because things used to be looked at differently and from a planning perspective in the state of Washington they used to make the cities as large as anybody wanted them to be.

Ellwein- It was confusing to her that if it's being called an urban reserve area, in the comprehensive plan, it's already designated as commercial. So, if it's already designated as commercial, why does this even have to be a re-zoning application?

Stickney- A comprehensive plan sets forth the policy and guidance for the city. This property which is designated in the Comprehensive Plan as Commercial certainly couldn't be rezoned to something like residential or industrial unless the comprehensive plan map were changed first.

It's a guiding document, however. The comprehensive plan land use map does not confer entitlement like the zoning map does, meaning it does not give specific development rights. That's done through zoning. Through zoning the city sets out the allowed uses, and the development conditions. So right now, as it stands, this property can be developed according to that urban reserve classification. If they want to go more intensive through commercial, they have to go through this rezoning process. The applicant will have her opportunity to make their case. It would be interesting to see what they want to say about their intent for the property, their vision for the property. All I know so far is what I read in the written application materials.

Remember this is a big parcel. It's a big chunk of land, 66 acres. So as one can imagine, this is pretty significant for the city. This is a quasi-judicial decision, it's not a policy decision. The policy decision

was already made a while back when the comprehensive plan was adopted and then amended throughout the years showing the city wants the land to be commercial, eventually.

The Comprehensive Plan map is forward thinking, and remember the comprehensive plan spans out a 20 - year time horizon. That's why policies in there talk about timing, sequencing, that sort of thing.

Ellwein- So you're saying that we wouldn't be able to have her address or let us know what are some of the possibilities of what they would put there?

Stickney- They can certainly disclose that, but it's not something that commissioners would consider. Like, it wasn't in the application, and that's on purpose. We don't say, "*what are you going to do? Are you going to put a hotel.... or are you going to.....?*"

We don't ask those types of questions. Instead, we do consider, if the property were to be rezoned commercial, there's a whole host of different possibilities of how it could be developed, there's a range there of different possibilities.

We have to think about all the range of possibilities when we're considering a rezone, because they could also sell off the land. You know, it could go different directions. So it's interesting to hear what they say about their approach to development.

That's how we should put it. It's interesting to hear what they say about their approach to development, not necessarily what they say they're going to put in the ground there, because that's uncertain, right? We're not doing a permit.

Chairman Misener- in the document it says that they want to have it rezoned so they can sell it. That was it. That was pretty clear in there. He thought during Nicole's presentation if somebody came in that had the capital to do an investment in infrastructure and helping with infrastructure that that would be a heck of a thing to have up there. You can do a lot with it but right now he's not sure that the city can afford it.

APPLICANT PRESENTATION

Amy Graber Honeywell, realtor for John L. Scott, explained that Mr. Singh is her client that owns a chunk of land in Connell. That land has been sitting for a very long time. It was purchased from a local farmer as an investment and Mr. Singh would like to bring it up to the "highest and best use". He believes that people will not mind driving 30 minutes to Connell for a place to live and shop. They have a lot of ideas for the property such as: another grocery store or data warehouse. Ms. Honeywell noted that the City has a plan for increasing population by 10% by the year 2025. She also said that they have no intention of breaking up the lot, at this point, because they are simply trying to make it as valuable as possible by cutting through some of the red tape before offering it to developers. She said that putting it into a commercial zone is more valuable to Mr. Singh and will attract more buyers.

Ms. Honeywell talked about infrastructure needs of the City. She realizes that access to the property is an issue because even the City uses an easement to access the sewer plant. She also mentioned that the City allocated water to a residential development in the same area and wasn't sure about the status. She shared that she knows water is an issue in Connell and believes it's an issue everywhere. Because of that she thinks people need to use less water and refrain from long showers. As developers do feasibility studies, she will be ready to share what she knows about the City's infrastructure needs, including sewer infrastructure. She wants to be ready to share details based on what they have already done so a feasibility

analysis can be conducted within 60 to 90 days.

Ms. Honeywell mentioned population figures that she obtained. In the 2020 Census, she said Connell had a population of 5,441 in 2020 and was estimated to have a population of 5,736 in 2025. She reiterated that she did not see dividing the property into little pieces or even 20-acre parcels because one developer will need all the profits from that one piece in order to make the case to spend the money on the necessary infrastructure.

COMMISSIONER QUESTIONS FOR THE APPLICANT

Commissioner Misener- You are going for a re-zone, what else is he willing to do?

Applicant- They will let the future buyer know what will need to be done, referring to access and water and sewer.

Commissioner Ellwein- What attracted him to buy that particular land?

Applicant- Just an investment.

Misener- A lot of times when property is bought for investment, there's some more investment to make that attractive for sale. You're coming to the planning commission as if somebody has already approached him and said they would possibly buy.

Applicant- It has not been listed on the MLS because we are doing this re-zone.

Ellwein- Let's say this is denied. He's still trying to sell it?

Applicant- He may, and you know, he may say this is what it is, and then they'll just explain what we've done. And go from there. But highest and best use is from what he and I spoke about, not the things listed in the list of items for urban reserves.

Ellwein- She thinks it would appeal to the traveling public if something were developed there.

Commissioner Minor- Those things that are permitted under the present zoning would need water and sewer also. So if somebody applied to do one of these things that is permitted, then it would have to go through all the reviews and would probably be told, no you can't do that yet.

Stickney- Some land uses could be done with on-site services, like a well and a septic system. There are limitations. Remember that because something's allowed in the zoning code, it does not always mean that you can do all the things on every property. As we know, there's site characteristics, there's access, there's lots of things to be considered. And there can also be constraints, if something's got a very steep slope or a wetland sits on it, then there's constraints beyond doing some of the listed items.

PUBLIC COMMENT

Burl Booker commented on the lack of parcels as large as this one anywhere else in Connell, other than the city farm, that can be developed. Supports the idea of making the parcel commercial otherwise, nobody will look at it. Agrees with applicant that whoever is looking probably wants 66 acres to make it work. They will develop it and pay for the infrastructure. Clarified to applicant that half of Connell population mentioned is inmate numbers. This land is not even suitable farm ground, so it sits there more or less a weed patch. To have dry warehouse space, like AutoZone in King City, would be a great spot right off the freeway like it is. When Darigold was looking to locate in Connell, water and sewer was not

an issue. When an industry like that comes along, you have got to be ready for them and not have to stop and go through a process like we are now. They will go somewhere else. So for the growth and goodness of the town, let the water and sewer be the developer's issue.

COMMISSIONER COMMENTS AND QUESTIONS:

Minor- Liked Mr. Booker's comments, and he's contemplating doing the rezone.

Hallie Tuck- The other issue with that, is there is actually no road there. That Ford Road is kind of a really weird on how it's even worded in the title, that it's giving the city sole access to be able to get to the wastewater plant. There is no road easement there, no street. It really doesn't have a legal way into it.

Ellwein- The comprehensive plan is our vision and marks this as commercial, so we should have it commercial. What Mr. Booker presented is really how she would like to see the tone of the way we think and we have all the little things. It looks to her like that the city's denial is based on the fact that they don't want to put in the infrastructure, and that isn't the point. If you make it commercial, that makes it more attractive for somebody to come in and they would then be responsible to put in the infrastructure.

Minor- So there is no water?

Tuck- There is, but it is the water owned by the prison, controlled under contract.

Ellwein- Wanted to go back to what was said at the very beginning, what is our purpose? Our purpose is to make a recommendation to the City Council. So bottom line, the City Council is going to decide. If this is recorded and they truly listen to the input here, and what our thinking is, when we have somebody from our community who's been here a long time and is expressing something that makes sense. It isn't emotional, it's just making sense for our community and the forward thinking of our community, then I would hope they would listen to that.

Minor- Wanted to listen to Mr. Booker and show the citizens that the commissioners do listen and care what they think. Commissioners want to put in things, transactions that are going to make the citizens happy.

Misener- We will close the comment period of this hearing at 6:56 pm.

Minor- Recommended approval of the zoning map.

Sackmann- Basically what Commissioner Minor is trying to say is that he wants to recommend rezoning.

Stickney- Asked the Chairman for a point of order.

She wanted to point out that if the commissioners want to pass a motion that's contrary to what we've prepared in the staff report, they will have to come up with findings to forward on to the city council. She suggested what they might want to do is go through those suggested findings of fact. If you start on page 10 of our staff report, and they could tell her which ones they are keeping by number, and which ones they do not want to keep as your findings of fact.

Some of these are just statements, and some of these are more conclusionary, so they can just go through those and review each of them. They could also just change the word. For example, number 11 says the proposed change *does not* appear to promote public necessity...

They could change it into the affirmative. The proposed change *does* appear to promote, and so on and so forth. And they would just want to express that in the motion. So they would say, based on suggested findings of fact one through seven, however they want to formulate it. Thank you.

Ellwein- This one says it's designated as a future service area.

Kock- Not in the water system plan.

Tuck- It's not in the retail service area, kind of a placeholder.

Stickney- In the proposed findings it reads that the proposal area is not within the city's service area for water which means that today a person can't hook up water. The water system plan would need to be amended. It does say that it's in a future service area, so it's setting out that in the future the city could amend its plan and include it. But right now, if we look at the water system plan, there's no capital for infrastructure. There's no programming, there's no work that's been done to even come up with rough numbers of what it would cost to serve that area with water.

Tuck- It's not in our retail service area. So to do that, you have to change the water system plan. You have to do modeling. Modeling and hydraulic and it has to be a lot of extensive engineering and analysis.

Koch- And it's not probably going to be just putting in water lines and that sort of thing It's probably a reservoir and stuff that is not going to be something a developer is going to do. But how does it get done and what are they proposing to help us to get that done? So it's a big discussion.

Misener- Is it ok that we adopt the findings but not the conclusions just the findings?

Stickney- She didn't write it that way, but it was also just my statements of fact. She thinks we'd have to go through them one by one. She was willing to read them, and they would give me a response to it. Then she asked if that would that be helpful?

Ellwein- Sure. This is her concern, that the city comes to the commissioners with a printed recommendation that is for them to say that they recommend this. Really does that mean that this Planning Commission is unable to alter that recommendation?

Stickney- Absolutely not. In fact at the end of the report staff prepared says "additional suggested findings may be provided following the Planning Commission's hearing based on public testimony information provided by the applicant etc. for consideration by the City Council." Please know that we have done our best staff work for you, going into this with research and looking through the comprehensive plan and we look through the codes and with that we give you our staff recommendation.

Of course there's always more information that's given at the evidentiary public hearing and that's part of the process that staff is going through. Typically, if a Planning Commission met more often than you do, like if you were going to meet in another two weeks, I'd say give us two weeks, we'll bring you back a new set of findings based on what we heard tonight and you can deliberate over that. Unfortunately, because this public hearing had to be postponed, staff needs to get this item to City Council sooner rather than later so that remain within our 120 -day time window to process a rezone by state law. And so if we can do the hard work tonight to just go through these findings, one by one, very quickly, then the commission can provide their motion, which hasn't been voted on yet, with some findings that you are comfortable with. Then the planning commission would have a written recommendation ready to go to City Council and then it would be very clear to them what your recommendation was.

So with the Chairman's permission, she started going through the findings of fact.

After going through items 1-11 one at a time:

Stickney- So really all you're doing is just changing number 11.

Ellwein- Yes, and striking part of eight.

Koch- Staff will get the minutes that will be very detailed. Almost transcribed. She asked the commissioners if they would like her to tell you the way she marked it up for them? "I move to adopt the findings and conclusions as modified and to forward a recommendation to the City Council approving the zone change request changing to commercial general zoning for the property. "

Minor- Moved to ...as read.

Sackmann- Seconded it.

Misener- Stated "let record show that the motion carried."

Applicant- The duty to the service of a realtor is based on cooperation and knowing that and some of the things she learned here tonight just as far as getting into the City's plan and some goals that will help her to know when they're looking at developers to know which ones would be the most suitable, not that they get to pick them, but what her goal is to be able to tell them they went and did this research and to do their best work this is who needs to talk to the City and these are some of the things they'll want to be aware of and she really appreciated everyone's time.

Misener- It's 7:13 and the hearing is closed.

MOTION:

It was moved by Commissioner Minor to adopt the findings and conclusions as modified and to forward a recommendation to the City Council approving the zone change request changing to commercial general zoning for the property. The motion was seconded by Commissioner Sackmann. Motion carried unanimously.

PUBLIC HEARING WAS CLOSED AT 7:13 PM

MEETING ADJOURNED

The meeting was adjourned at 7:13 p.m.

Planning Commission Chair Robert Misener

ATTEST:

Planning Commission Secretary Sterling Joyner



City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

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FACT SHEET/STAFF REVIEW

**LAMB WESTON FRONTAGE WAIVER
FOR PLANNING COMMISSION REVIEW**

- Attachments:**
 1. Frontage Waiver request
 2. Submitted site plan and site plan review application materials
 3. DRAFT Resolution
- Meeting Date:** March 25, 2024
- Applicant:** Harms Engineering, Christine Batayola
- Owner(s):** Lamb Weston
- Location:** 811 W Gum St., Parcel # 109900083
- Legal Description:** CONNELL INDUSTRIAL TRACTS TRACTS 7 TO 10

Note: This report was prepared by AHBL, Inc. under a contract with the City for land use planning services.

BACKGROUND

Lamb Weston has applied for a frontage waiver to waive the code requirements for the construction of curb, gutter, and sidewalk improvements along the frontage of four streets: W Juniper St, S 5th Ave, W Hawthorn St, and W Gum St. The request is associated with a pending site plan review permit at 811 W Gum St. under City File # 2024.13.BP1.

Connell Municipal Code 12.20.020 requires frontage improvements unless a waiver is approved by the Planning Commission and confirmed by the City Council:

12.20.020 Issuance of building permit.

No building permit shall be issued by the city for the construction of or substantial remodeling of structures on any paved street, unless such plans include provisions for constructing the curbs, gutter and sidewalks, except in special circumstances in which such curb, gutter and sidewalk would be useless, are already installed, or such requirement would be unreasonable, and waiver thereof is approved by the planning commission and confirmed by the city council, by resolution setting forth the reasons for such waiver.

The associated permit is for the construction of two potato storage buildings (as replacements for two out of three that were demolished) and one new storage building. The applicant indicates they plan to build a third potato storage building to replace the last of the demolished buildings in the future but it is not part of the active permit.

ANALYSIS

The proposal does not increase Lamb Weston’s operations and therefore will not spur an increase in the size of its workforce. Two of the three storage buildings are a replacement for recently demolished storage buildings.

The project site is located in the southwest corner of the City limits. The parcel abuts W Juniper St, S 5th Ave, and W Gum St. Across of S 5th Ave is a mini-storage place, the Connell City shops, a Lamb Weston storage building, and one vacant parcel.

Land to the south is outside of City limits and is vacant, and was short platted on January 9, 2024 (SP 2024-01) into two large lots. To the west is more of the Lamb Weston site (on adjacent parcels) which includes a rail spur, and a cold storage facility.

There are no curb, gutter, or sidewalk improvements in the vicinity.



The applicant provided the following rationale on their petition:

We request that a waiver of the curb, gutter, and sidewalk requirement be granted for this project because they would be useless and unreasonable for the following reasons:

- *The roads that front this property are in an area zoned Heavy Industrial which significantly reduces the presence of pedestrians;*
- *The existing roads in this area do not have curb, gutters, or sidewalks; and*
- *Adding curb, gutter, and sidewalks would create more facilities for the city to maintain, without benefiting the public.*

In 2005, the City adopted Ordinance 792 adding requirements for sidewalks in all zones within the City limits, recognizing that pedestrian movement is a basic means of circulation. Generally, sidewalks are most important to construct throughout an area having destinations that people would access directly on foot. However in certain situations the requirement is unreasonable or useless, and as such the code allows for a waiver.

Staff supports the applicant's request based on a combination of factors: the site's industrial zoning, its location away from amenities and destinations, and the nature of the surrounding development. While not everyone drives to every destination, the permitted uses in the IH district are oriented and cater towards automobile trips with limited on-foot circulation between (connecting) individual sites. The uses in the IH district include uses allowed in the Industrial Light (IL) district, slaughterhouses, wood processing plants, auto salvage, storage, and junkyards, and other similar uses per CMC 17.16.020. That is not to say that the IH district on its own should not have sidewalks, curb, and gutter, but rather this particular site's location and surrounding development make it less likely for pedestrians to travel near the site. For instance, there are no pedestrian attractions such as a park, library, or a commercial use in which people might walk to. Further, the site is at the edge of the City limits, therefore the likelihood of pedestrians moving across the site is minimal.

Additionally, curbing is not ideal in this location given the significant amount of truck traffic generated by Lamb Weston especially during harvest season.

RECOMMENDATION¹

Staff recommends approval of the request, waiving the requirements for curb, gutter, and sidewalk along the street frontages for the pending Lamb Weston site plan approval to construct three buildings, as well as a final potato storage building if a permit is submitted within 7 years of the date of approval.

RECOMMENDED MOTION:

"I move to forward to the City Council approval of the frontage waiver request for Lamb Weston."

¹ The recommendation of staff is not binding and may be altered following the consideration of the Planning Commission meeting.



February 23, 2024

Sterling Joyner
City of Connell
104 E Adams St.
Connell, WA 99326

RE: Lamb Weston Potato Sheds and Storage Bldg Project
Frontage Improvements Waiver Request

Project # 23-091.1

Dear Mr. Joyner:

I am working with Lamb Weston on their replacement potato sheds and new storage building project at 811 W Gum St. Section 12.20.020 of the City's municipal code requires frontage improvements unless a waiver is approved:

12.20.020 Issuance of building permit.

No building permit shall be issued by the city for the construction of or substantial remodeling of structures on any paved street, unless such plans include provisions for constructing the curbs, gutter and sidewalks, except in special circumstances in which such curb, gutter and sidewalk would be useless, are already installed, or such requirement would be unreasonable, and waiver thereof is approved by the planning commission and confirmed by the city council, by resolution setting forth the reasons for such waiver.

We request that a waiver of the curb, gutter, and sidewalk requirement be granted for this project because they would be useless and unreasonable for the following reasons:

- The roads that front this property are in an area zoned Heavy Industrial which significantly reduces the presence of pedestrians;
- The existing roads in this area do not have curb, gutters, or sidewalks; and
- Adding curb, gutter, and sidewalks would create more facilities for the city to maintain, without benefiting the public.

If you have any questions or need any additional information, please contact me at 509-547-2679 or via email at christine@harmsengineering.com.

Sincerely,

**CITY OF CONNELL NOTE:
SIGNATURE ON FILE**

Christine Batayola, PE

Cc: Jamie Washburn, Teton West of Washington
Del Krumm, Lamb Weston

ATTACHMENT 2: SUBMITTED SITE PLAN
REVIEW MATERIALS



City of Connell

EASTERN

WASHINGTON'S

Land Use Application Form

Please complete and return form to the city clerk, City of Connell, P.O. Box 1200, Connell, WA, 99326, with fees and additional information on the instructions. A separate fee is required for each proposed action.

- | | |
|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input type="checkbox"/> SEPA REVIEW PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input checked="" type="checkbox"/> SITE REVIEW |
| <input type="checkbox"/> SIMILAR USE CONSIDERATION | <input type="checkbox"/> LOT COMBINE |
| <input type="checkbox"/> PRELIMINARY PLAT PERMIT | <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> OTHER (DESCRIBE): _____ |

NAME: Jamie Washburn / Teton West of WA TELEPHONE: 509-543-9510

MAILING ADDRESS: 5806 N Industrial Way, Suite B, Pasco, WA 99301
STREET P.O. BOX CITY STATE ZIP

PLEASE CHECK THE ONE THAT APPLIES: OWNER CONTRACT PURCHASER
 LESSEE/RENTER OTHER (SPECIFY) Contractor

NAMES, ADDRESS, AND TELEPHONE OF OWNER IF OTHER THAN APPLICANT: _____
Lamb Weston, PO Box 1900, Pasco, WA 99302-1900 / 509-760-7440

LOCATION OF PROPERTY (ADDRESS): 811 West Gum St, Connell, WA

LEGAL DESCRIPTION (ATTACH IF NECESSARY) _____
Tracts 7 to 10 of Connell Industrial Tracts

TOTAL AREA OF PARCEL/PROPERTY (PLEASE LIST FOR ALL RELATED PROPERTIES):
755,766 sf SQUARE FEET 17.35 ACRES

EXISTING LAND USE Potato Storage

PROPOSED LAND USE: Potato Storage

REQUESTED ACTION AND REASONS: Demolish three existing potato storage sheds on south end.
Construct two new 49,000 sf potato storage sheds on the south end and a separate 6,000 sf storage building
on the north end of the property.

IS THE PROPOSAL IN CONFORMANCE WITH THE COMPREHENSIVE PLAN? YES NO

NAME: [Signature] DATE: 01-04-2024

Teton West of Washington, Agent

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CONNELL, GRANTING A FRONTAGE IMPROVEMENT WAIVER FOR LAMB WESTON

WHEREAS, the City has received a petition for a frontage waiver to provide relief from the City’s curb, gutter, and sidewalk requirement per Connell Municipal Code 12.20.020. The request is associated with a permit (City file # 2024.13.BP1) to construct two new potato sheds (to replace three which were demolished) and a new storage building at Lamb Weston for 811 W Gum St. (Parcel number 109900083); and

WHEREAS, the Connell Municipal Code sections 12.20.010 and 12.20.020 require that building permits shall include the provisions for the construction of curb, gutter, and sidewalks, except in special circumstances in which case the requirements can be waived by the City Council by adoption of a resolution; and

WHEREAS, in waiving the requirements, the Council must state the reasons the waiver is granted; and

WHEREAS, the project site is adjacent to four City streets (S 5th Ave, W Juniper St, w Hawthorn St, and W Gum St), is zoned Heavy Industrial (IH); Lamb Weston operates over several parcels, and along with a cold storage facility, forms the City’s southwest corner with County (unincorporated) land to the south and west; and

WHEREAS, the project site is not within a high pedestrian area and the roads south and west outside of the City are dead-ends, and further the area to the south is located with the City’s Urban Growth Area (UGA) and is designated as “Industrial” land by the City’s Comprehensive Plan’s land use map; and

WHEREAS, the surrounding streets do not have curb, gutter, and sidewalk improvements; and

WHEREAS, the Lamb Weston facility is existing and is not increasing its operation with this proposal and the improvements do not increase the size of its workforce; and

WHEREAS, given the site’s unique conditions, including its location, as well as its IH zoning, the City finds that the curb, gutter, and sidewalk improvements are unnecessary and unreasonable at this time; and

WHEREAS, the Planning Commission met on March 25, 2024 and reviewed the request and voted to [approve / disapprove] the request; and

WHEREAS, the City Council finds that granting a frontage waiver to grant relief from the requirements of Chapter 12.20 to construct a curb, gutter, and sidewalk on this particular site will not be detrimental to the health, safety and general welfare of the City.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CONNELL, WASHINGTON, does hereby resolve as follows:

Section 1. Lamb Weston is hereby granted a frontage improvement waiver for 811 W GUM ST, CONNELL, for Lamb Weston’s permit to construct two potato sheds and a storage building assigned City file # 2024.13.BP1

Section 2. Lamb Weston is hereby granted a frontage improvement waiver for 811 W GUM ST, CONNELL, for the future third potato storage building of equal or lesser size than the potato storage buildings contained in City file # 2024.13.BP1 if the applicant applies for a building permit within 7 years of this Resolution.

PASSED BY THE CITY COUNCIL OF THE CITY OF CONNELL, WASHINGTON, and APPROVED by the Mayor on the ## Day of April, 2024.

Lee Barrow, Mayor

ATTEST:

Marissa Ortiz, Deputy City Clerk

APPROVED AS TO FORM:

Heidi Ellerd, City Attorney



MEMORANDUM

DATE: APRIL 3, 2024
TO: MAYOR AND COUNCILMEMBERS
FROM: MARISSA ORTIZ, CITY CLERK
RE: 2024 HOTEL/MOTEL EXPENDITURE ALLOCATIONS

The Hotel/Motel Tax Committee met on March 28 to review all applications and make recommendations on funding. The Committee proposed to award each applicant the following listed below in Hotel/Motel funding for a total amount of \$20,500.

The following applications recommended for funding were received from:

1. Columbia Basin Junior Livestock Show - **(\$3,500)**
2. Connell Community Club - **(\$4,500)**
3. Connell Community Float/Miss Connell Scholarship Program - **(\$5,000)**
4. Greater Connell Area Chamber of Commerce/Fall Festival - **(\$5,000)**
5. Connell Heritage Museum - **(\$2,500)**

OPTIONS: 1) Approve the Committee's allocation recommendations in the amount of \$20,500. 2) Do not approve. 3) Defer action to a later date.

RECOMMENDATION: Approve the allocation of Hotel/Motel Tax funds recommended by the Hotel Motel Tax Advisory Committee in the amount of \$20,500.